

**THE COMMITTEE ON LAND USE AND HOUSING
OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO**

**Councilmember Sherri S. Lightner, Chair
Councilmember Todd Gloria, Vice Chair
Council President Pro Tem Kevin Faulconer
Councilmember David Alvarez**

**ACTIONS FOR
WEDNESDAY, MARCH 30, 2011, AT 2:00 P.M.**

**COUNCIL COMMITTEE ROOM (12TH FLOOR),
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CALIFORNIA**

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All Committee members present.

NON-AGENDA PUBLIC COMMENT: Crickett Bradburn commented on the Neil Good Day Center.

COMMITTEE COMMENT: None.

CITY ATTORNEY, IBA, AND MAYORAL STAFF COMMENT: None.

ADOPTION AGENDA

Approval of the Record of Action Items for March 9, 2011

ACTION: Motion by Council President Pro Tem Faulconer, second by Councilmember Gloria, to approve.

VOTE: 4-0; Lightner-yea, Gloria-yea, Faulconer-yea, Alvarez-yea

CONSENT ITEMS

ITEM-1: [Report from City Planning and Community Investment](#) regarding FY 2012 ANNUAL REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP) DEVELOPMENT IMPACT FEE ADJUSTMENT

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ACTION: Motion by Councilmember Alvarez, second by Councilmember Gloria, to approve.

VOTE: 4-0; Lightner-yea, Gloria-yea, Faulconer-yea, Alvarez-yea

ACTION/DISCUSSION ITEMS

ITEM-2: [Report from the San Diego Housing Commission](#) regarding the AFFORDABLE HOUSING FUND FY 2012 ANNUAL PLAN

ACTION: Motion by Councilmember Alvarez, second by Chair Lightner, to approve.

VOTE: 4-0; Lightner-yea, Gloria-yea, Faulconer-yea, Alvarez-yea

ITEM-3: [Report from the San Diego Housing Commission](#) regarding AFFORDABLE HOUSING BEST PRACTICES AND POTENTIAL FUNDING SOURCES

ACTION: Motion by Councilmember Gloria, second by Councilmember Alvarez, as follows:

1. The LU&H Committee requests that the Task Force provide further analysis on the following “Topical Areas” (as noted in Attachment 1 of San Diego Housing Commission Report No. LUH 11-005) and provide final recommendations to the LU&H Committee. “Topical Areas” include:
 - 6f. Establish a land bank to manage and use publicly assembled properties.
 - 4a. Establish a “Master Plan for Affordable Housing,” or an “Affordable Housing Overlay Zone,” with a Master EIR to simplify and expedite environmental review. Put into 600-19 for ministerial approvals.
 - 4b. Standardize construction and financing documentation among agencies.
 - 4c. Revise Development Impact Fees for multi-family housing so that larger units pay more and smaller units pay less.
 - 1e. Enlist City leaders to champion affordable housing/vision & goal.
 - 1a. Establish, annually update, and make readily available the City’s

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affordable housing goals. Create concrete strategy.

- 1b. Make available online information regarding rules on restricted and subsidized units, how to develop and make affordable units available, how to qualify for these units, and general landlord and tenants rights.
 - 3b. Expand the expedited permit process for affordable housing.
 - 3c. Authorize an expedited permit review process upon payment of an expedite fee for market-rate housing.
 - 3e. Give priority to affordable housing for designated lands.
 - 3f. Fee deferrals for affordable housing made permanent.
- 2. Request that at the time the Task Force reports back, SDHC staff report on the feasibility of creating a "Housing Czar" position.
 - 3. Refer incentives portion of "Topical Areas" ("No. 3 series") for consideration by Development Services Department (DSD), and if appropriate, request that DSD return with recommendations to proposed amendments to Council Policy 600-27, "Affordable/In-Fill Housing and Sustainable Buildings Expedite Program."
 - 4. Request that the Task Force review Council Policy 600-19, "Fostering of Balanced Community Development for the City of San Diego," and report back with suggested modifications to this policy.
 - 5. Request that the Task Force report back with recommendations in no more than 4 months from March 30, 2011, or sooner, if there is no progress.

VOTE: 4-0; Lightner-yea, Gloria-yea, Faulconer-yea, Alvarez-yea

ITEM-4: [Report from the San Diego Housing Commission](#) regarding HOUSING IMPACT FEE RECOMMENDATIONS [PowerPoint](#)

ACTION: Motion by Councilmember Gloria, second by Councilmember Alvarez, to approve staff recommendations and request that 1) a working group, composed of members of the LU&H Committee, is created at the termination of the Task Force to analyze the results from the Task Force. This working group will analyze funding alternatives and, if appropriate, provide LU&H Committee with a plan to eliminate or lower the current linkage fee in order to provide the City with a reliable source of revenue earmarked for affordable housing projects;

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and 2) the City Attorney investigate the addition of an exemption to Municipal Code §98.0608 similar to that which is allowed for permit fees for Conditional Use Permits and Neighborhood Development Permits for those eligible organizations, as outlined in Municipal Code §112.0203.

VOTE: 3-1; Lightner-yea, Gloria-yea, Faulconer-nay, Alvarez-yea

Sherri S. Lightner
Chair